



HORSELL

£675,000

Tucked away within a peaceful tree lined cul-de-sac and enjoying an exceptionally appealing position directly adjoining Horsell Common, this attractive bay-fronted detached home is offered with NO ONWARD CHAIN.

Common Close, Woking, GU2

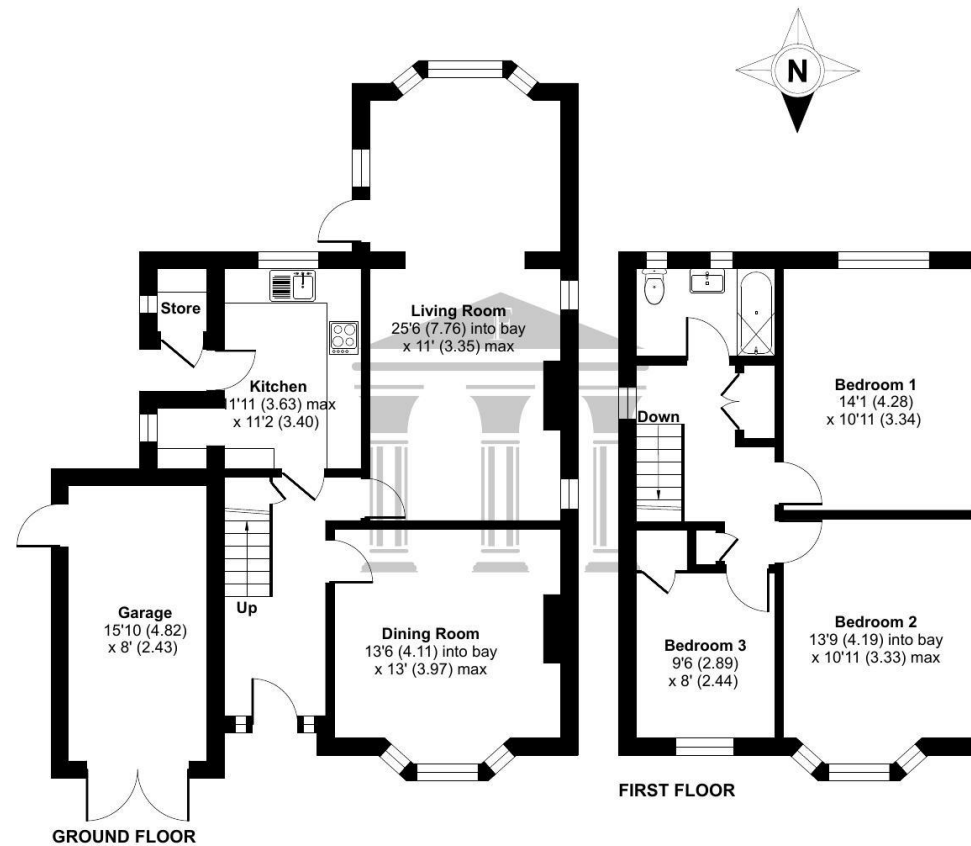
Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 126 sq ft / 11.7 sq m

Store = 10 sq ft / 0.9 sq m

Total = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



Common Close, Horsell, Horsell, Woking, Surrey, GU21

- **Peaceful cul-de-sac setting backing directly onto Horsell Common**
- **Attractive bay-fronted detached three-bedroom home**
- **Generous rear garden with direct access to the Common**
- **Extended ground floor accommodation with excellent potential**
- **Driveway parking and integral garage**
- **NO ONWARD CHAIN**

Tucked away within a peaceful tree lined cul-de-sac and enjoying an exceptionally appealing position directly adjoining Horsell Common, this attractive bay-fronted detached home offers a rare opportunity to create a wonderful family residence in one of the area's most desirable settings. The property is now in need of modernisation, but its existing footprint, generous garden and enviable outlook provide an excellent foundation for those looking to put their own stamp on a home, with significant scope to enlarge further, subject to the necessary planning permissions and consents. Offered for sale with no onward chain, it is an exciting proposition for buyers seeking a property with genuine long-term potential.

The extended ground floor provides a comfortable and versatile arrangement, centred around a spacious living room with direct access onto the rear garden, creating an easy connection between the house and its exceptional outdoor surroundings. A separate dining room provides a dedicated space for family meals and entertaining, while the kitchen offers scope for reconfiguration and improvement to suit contemporary tastes. A downstairs cloakroom adds further practicality, with the accommodation upstairs providing three bedrooms and the potential to create a particularly impressive family home through future refurbishment and enlargement.

Outside, the rear garden is a real highlight, being both generous in size and directly backed by Horsell Common. This creates an enviable sense of space and privacy, while offering immediate access to the open surroundings for walking, running and enjoying the outdoors. To the front, a driveway provides useful off-street parking and leads to the garage. With its tranquil setting, direct Common frontage and excellent potential to transform and extend, this is a property that offers far more than meets the eye and represents an increasingly rare opportunity to secure a detached home in such a special location.

Ideally positioned in the charming village of Horsell and within walking distance of Woking's vibrant town centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent. It is home to institutions such as Horsell Village Primary School, Woking High School and Halstead St Andrew's School. This educational excellence makes the area especially appealing to families. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm. Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks, including the A3, M3, M4, and M25 ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow.

Council Tax Band F - EPC Rating E - Tenure: Freehold



